

A Portion of
DIAMOND A FARM

Steele Road, Versailles, Woodford County, Kentucky
522.75 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



ABSOLUTELY THE BEST TURN-KEY HORSE FARM ON TODAY'S MARKET

Located in desirable Woodford County, Diamond A counts among its immediate neighbors such stalwarts in the horse industry as Coolmore/Ashford, Gainsborough, and Stonestreet farms. The centerpiece of the farm is its office/stallion barn complex which is situated in a well-landscaped courtyard with brick sidewalks and entered through an electronic stone-pillared gate via a mature, tree-lined driveway.

The complex is comprised of an 8 stall stallion barn, a state-of-the-art breeding barn, and an auxiliary 5 stall stallion barn with an adjoining 1,500 square foot office. This complex is very adaptable to a yearling complex as well. Additionally, there are 5 exceptional horse barns with 86 stalls.

The farm is further improved with a large metal hay barn, a metal equipment building, and a shop/maintenance building. You'll also find a very nice manager home (suitable for an owner) plus a renovated employee house.

The farm has contiguous frontage (with the exception of a half acre lot) on Steele, McCracken, and New Cut roads. Quality construction was utilized throughout the farm and they are impeccably maintained.

**Main division of Diamond A Farm—478 acres—
also available directly across the road.**

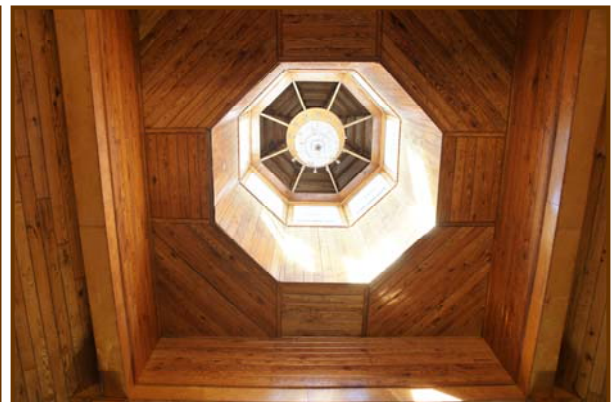


8 Stall Stallion Barn

Quality constructed concrete block barn featuring Lucas Equine stall fronts/hardware and double rear doors. Featuring 16' x 16' stalls; a 15' rubber paver aisle; a brick-walled wash area; tongue and groove oak ceiling; paneled office with walk-up to attic; and a copper cupola with chandelier.

State-of-the-Art Breeding Barn

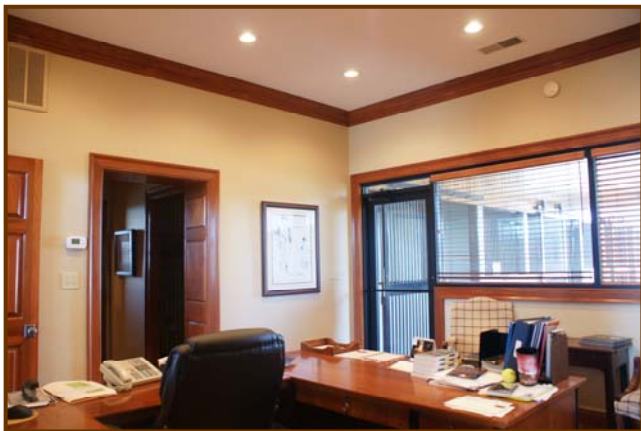
Featuring a 33' x 48' breeding area complete with vaulted tongue and groove oak ceiling, rubber paver footing, and a copper cupola with chandelier. This barn has two wings—one wing contains three holding stalls, plus a mare prep stall with rubber mats, and a heated observation room; the other wing is comprised of a laboratory, two supply/medicine rooms, and a full bath.





Office/Auxiliary Stallion Barn

The third building in this courtyard complex contains a 1,500 square foot office with vestibule, reception area, three offices, kitchen, copy room, and his and her baths. There is also an unfinished 725 square foot storage room on the second level. Adjoining the office is the 5 stall (16' x 16') auxiliary stallion barn with brick-walled wash area; Lucas stall fronts and hardware, as well as, a tongue and groove oak ceiling with copper cupola and chandelier.



The well-landscaped courtyard features mature boxwoods, rubber pavers, and brick steps and sidewalks in a Herringbone pattern. There are large front and rear parking areas, as well as, a 60' round pen located at the rear of the complex. Obviously, this is a tremendous stallion complex but could be readily adaptable to a yearling complex.



22 Stall Foaling Barn

Another superbly-built concrete block barn on the same level as the stallion complex. Stalls measure 14' x 14' and have Lucas Equine stall fronts and hardware and double rear doors. This barn features two foaling stalls which are padded and have heat lamps. The office has a half bath and stairway to the attic. There are also three copper cupolas. New roof in 2021.



14 Stall Yearling Barn



Concrete block barn with 14' x 14' stalls built to the same standard as the previous barns. It also features an office with half bath, a feed/tack room, and a copper cupola with chandelier.



12 Stall Barn

Concrete block barn with stalls measuring 13.5' x 13.5' (one is a wash stall). This barn also features an office with half bath, feed room, open loft, double rear doors, cupola, and a double hay/storage stall.

20 Stall Barn

Concrete block barn with stalls measuring 13.5' x 13.5'. This barn features an open loft, double rear doors, an office with half bath, feed room, a cupola, plus a double hay/storage stall. New roof in 2021.



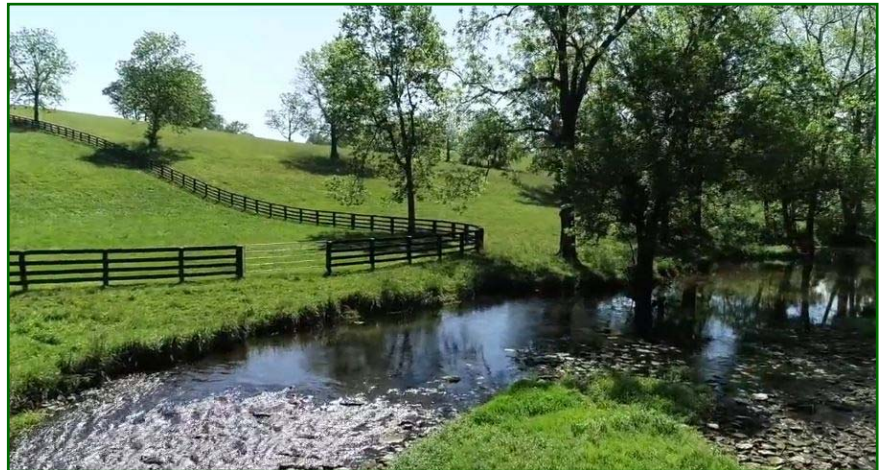
18 Stall Barn

This is a frame barn with stalls that are back-to-back and measure 12' x 12'. There is a 12' jog around the entire barn plus a wash stall and tack room.



Additional Improvements

- 2,100 square foot four bedroom, two bath employee house with new roof.
- 48' x 200' metal hay barn with concrete floor.
- 42' x 100' metal equipment building.
- 42' x 120' metal shop/maintenance building. This 8 bay Morton building features a lift, tool room, and half bath.
- 68' x 100' muck pit with concrete walls and floor.
- Two electric gated entrances with stone pillars.
- 25 paddocks—14 fields



Manager's Residence

Exceptionally nice brick home consisting of approximately 2,450 square feet on the main level with three bedrooms, three full baths, eat-in kitchen, family room, den, and two car attached garage. The lower level is finished with a bedroom, half bath, and rec room which opens onto a lovely patio. Great porches and well-landscaped.



This 523 acre portion of Diamond A Farm offers one a farm that you can move into today and start operating. Tremendous location, tremendous frontage, fully-improved for horses, laid out by a true horseman, exceptionally well built and maintained—all key ingredients for a successful horse operation.

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PRICE: \$11,767,500.
(\$22,511 per acre)

Agent: Bill Justice
859-255-3657

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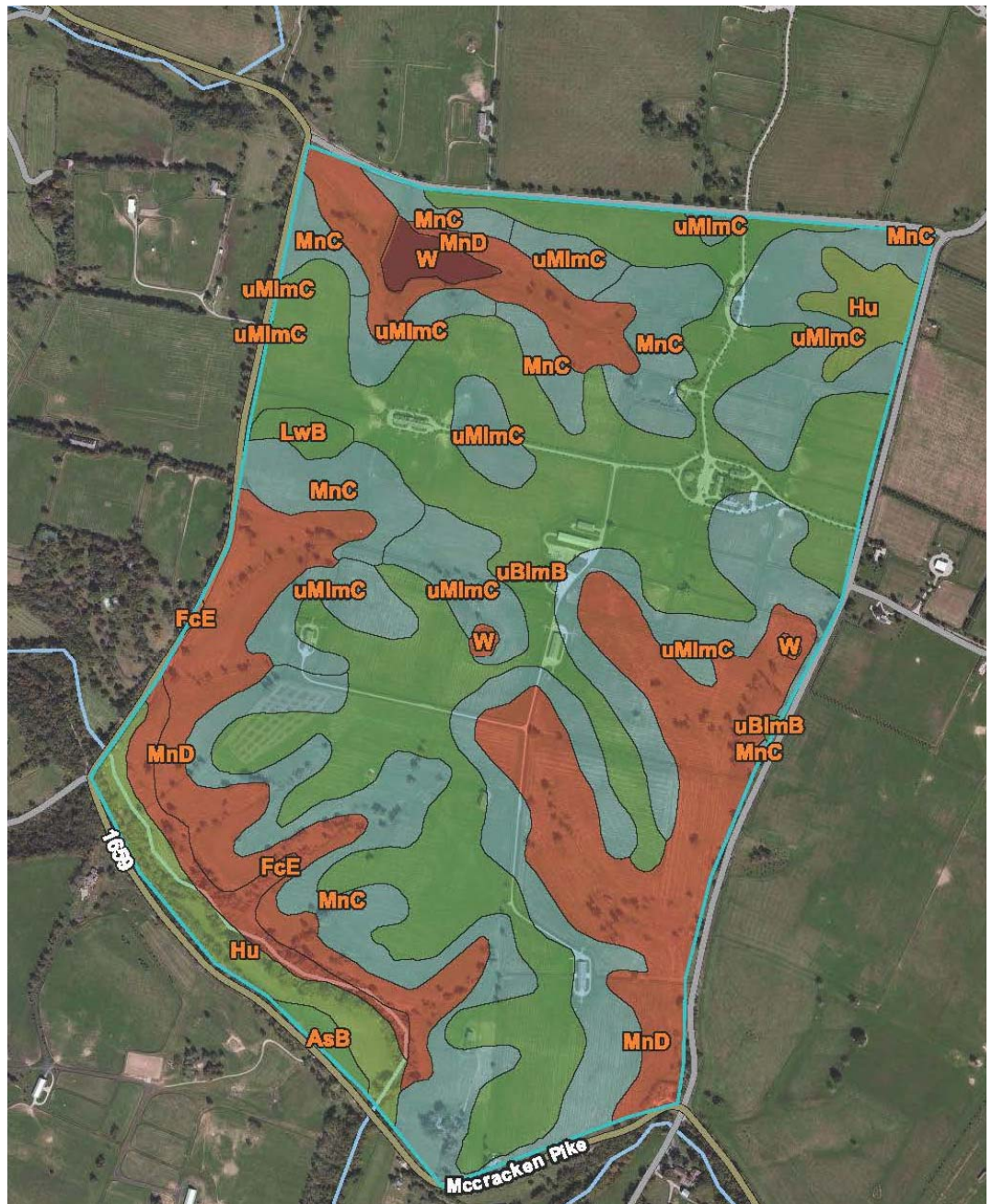
NEW CUT ROAD

McCRACKEN PIKE

STEELE ROAD

McCRACKEN PIKE

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Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.3	0.5%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	9.9	1.9%
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	24.3	4.7%
LwB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.4	0.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	99.9	19.5%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	114.5	22.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	170.7	33.3%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	81.6	15.9%
W	Water	Not prime farmland	5.2	1.0%
Totals for Area of Interest			511.7	100.0%